

**GENERAL SERVICES ADMINISTRATION
FEDERAL BUILDING, 517 GOLD AVENUE SW**

**ALBUQUERQUE, NEW MEXICO
PROJECT NO. NM0024ZZ**

Work Item No.	Title	FY 94 Cost	FY 98* Cost
460	PLUMBING		
.1A	Complete Replacement of Hot Water System (Steam Boiler)	\$82,000	\$112,000
.1B	Practical Upgrade of Domestic Hot Water System (Hot Water Boiler)	\$59,000	\$80,000
.2A	Complete Upgrade of the Plumbing System	\$645,000	\$879,000
.2B	Practical Upgrade of Plumbing System	\$287,000	\$391,000
.2C	Practical Upgrade of Existing Plumbing Fixtures Only	\$174,000	\$237,000
.3	Upgrade of Sewage Ejectors and Sump Pumps	\$208,000	\$283,000
.4	New Restroom Finishes and Accessories (18)	\$326,000	\$444,000
469	ENERGY CONSERVATION		
.1	Retrofit Existing Building Lighting (Exclusive of 6th Floor)	\$64,000	\$87,000
.2	Replace Solar Film on Windows	\$49,000	\$67,000

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Work Item No.	Title	FY 94 Cost	FY 98* Cost
471	FIRE SPRINKLER SYSTEMS		
.1	Complete Replacement of the Wet Pipe Fire Protection System (Except 6th Floor)	\$608,000	\$828,000
.2	Complete Replacement of the Wet Pipe Fire Protection System (Sixth Floor Only)	\$75,000	\$102,000
479	MISCELLANEOUS FIRE PROTECTION		
.1	Upgrade Fire Protection System	\$17,000	\$23,000
.2	Add Emergency Voice Evacuation System	\$38,000	\$52,000
489	SEISMIC PROTECTION		
.1	Non-Structural Seismic Upgrade Including HVAC, Piping, Lights, Ceiling	\$411,000	\$560,000
.2A	Seismic Support for Exterior Walls	\$1,368,000	\$1,863,000
.2B	Exterior Facade Replacement	\$5,265,000	\$7,173,000
.3	Upgrade Main Seismic Force Resisting System	\$3,181,000	\$4,334,000

Building Engineering Report

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Work Item No.	Title	FY 94 Cost	FY 98* Cost
515	HVAC		
.1A	Complete Air Handling System Upgrade	\$1,588,000	\$2,160,000
.1B	Extended Practical Upgrade for the Air Handling Systems	\$792,000	\$1,079,000
.1C	Practical Air Handling Unit Upgrade (New Coils and Valves, No New Ductwork)	\$180,000	\$245,000
.2A	Complete Replacement of Heating System (New Boilers, New Hot Water Converters and New Hot Water Pumps)	\$651,000	\$887,000
.2B	Practical Upgrade of Steam System (New Boilers, Steam Heating)	\$550,000	\$749,000
.3A	Practical Upgrade of Radiation System	\$171,000	\$233,000
.3B	Complete Replacement of Perimeter Radiation System (with Hot Water)	\$275,000	\$375,000
.4	Replacement of Relief Exhaust Fans and Exhaust Fans	\$184,000	\$251,000

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Work Item No.	Title	FY 94 Cost	FY 98* Cost
616	HANDICAPPED ACCESSIBILITY		
.1	Provide New Equipment to Facilitate Handicapped Accessibility	\$18,000	\$25,000
.2	Modify Restroom Vestibules 9 Men's Restrooms	\$39,000	\$53,000
830	ART IN ARCHITECTURE		
.1	Art for Public Spaces Program	\$70,000	\$95,000

BUILDING ENGINEERING REPORT

Building Name: Federal Building - 517 Gold Avenue SW
Building No: NM0024ZZ
Location: Albuquerque, New Mexico

*BASIS OF COST ESCALATIONS

This summary lists work items by number and title. FY 94 costs is the cost of each work item as calculated in the construction cost estimate. FY 98 costs are a combination of escalation rates and change order as follows:

1994 to 1995	4%
1995 to 1996	5%
1996 to 1997	6%
1997 to 1998	7%

Change Order	<u>10%</u>
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Conversion Factor	1.3623
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Addition of A, B, C in W.I. indicates multiple choices.

BUILDING ENGINEERING REPORT (BER)

Building Name: Federal Building - 517 Gold Avenue SW
Building No: NM0024ZZ
Location: Albuquerque, New Mexico

WORK ITEM: Action required within 5 years X Action required within 5-20 years ____

Number: 310.1 - Interior Finishes

Title: Install New Finishes Due to Floor Leveling - 8 Floors

Cost: FY 94: \$756,000 FY 98: \$1,030,000

DESCRIPTION:

All floors are unlevel due to existing floor deflections, and previous applications of new floor finishes over existing floor finishes. This cost does not include existing floor vinyl asbestos tile removal, demolition of existing partitions, and new floor leveling product which is covered in WI 315.1. This work item (WI) includes replacement of interior finishes required as a result of floor leveling identified in WI 315.1. This includes paint, carpet, wall base, etc. at interior side of exterior wall.

The floor is unlevel and deflections of over 2" are noted at many locations. These deflections are perceived as a structural problem by the tenants. Also, there is difficulty in placing furniture on unlevel floors.

JUSTIFICATION:

As tenants vacate floors in the future to relocate to other buildings, the floor space can be remodeled. New office plan layouts can be placed on level floors with new carpeted offices.

For additional information see Appendix D - Strength Evaluation and Structural Analysis.

ASSOCIATED WORK ITEMS:

Refer to Work Item 315.1 for floor leveling and Work Item 440.1 for Initial Space Alterations (ISA).

BUILDING ENGINEERING REPORT (BER)

Building Name: Federal Building – 517 Gold Avenue SW

Building No.: NM0024ZZ

Location: Albuquerque, New Mexico

Number: 310.1 – Interior Finishes

Title: Install New Finishes Due to Floor Leveling – 8 Floors

DETAILED COST ESTIMATE

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
New Wall Paint at Exterior Wall	57600 (5,351.2)	SF (SM)	\$0.40	\$23,040
New Wall Base at Exterior Wall	6400 (1,950.7)	LF (M)	\$1.25	\$8,000
New Carpet at Rent Space	184000 (17,094.2)	SF (SM)	\$2.75	\$506,000
Subtotal				\$537,040
Mark-Up – 15% Contingency				\$80,556
Mark-Up – 18% Overhead and Profit				\$96,667
N.M. Gross Receipts Tax at 5.8125%				\$41,516
Total E.C.C.				\$755,779
Total E.C.C. (rounded)				\$756,000

BUILDING ENGINEERING REPORT (BER)

Building Name: Federal Building - 517 Gold Avenue SW
Building No: NM0024ZZ
Location: Albuquerque, New Mexico

WORK ITEM: Action required within 5 years X Action required within 5-20 years

Number: 310.2 - Interior Finishes

Title: Public Area Remodel - First Floor Lobby and Corridors

Cost: FY 94: \$116,000 FY 98: \$151,000

DESCRIPTION:

The existing finishes in first floor lobby are original. They are plain, dated and are showing age. The walls are a very dark colored stone and the floor is a light color terrazzo. The ceiling is acoustical 2 x 2 tile with exposed grid. The entry doors/walls are glass with flat silver aluminum framing. The light level appears to be adequate but unattractive.

A modernization of finishes is suggested to enhance the appearance for future tenants and visitors.

The recommended work would include; a new ceiling system, different ceiling heights and cove lighting using decorative tiles with minimal exposed grid. New light fixtures and spot lighting will be used to focus attention on artwork and lobby directory. The existing door will be replaced with a new anodized aluminum frame door system. The existing color scheme is black and white. The lobby needs color expressed in artwork and metal trims.

JUSTIFICATION:

A modernization of the first floor lobby is required if the building is to remain competitive with other buildings and attract new tenants. The lobby colors are black/white and cold, with no color or attraction.

ASSOCIATED WORK ITEMS:

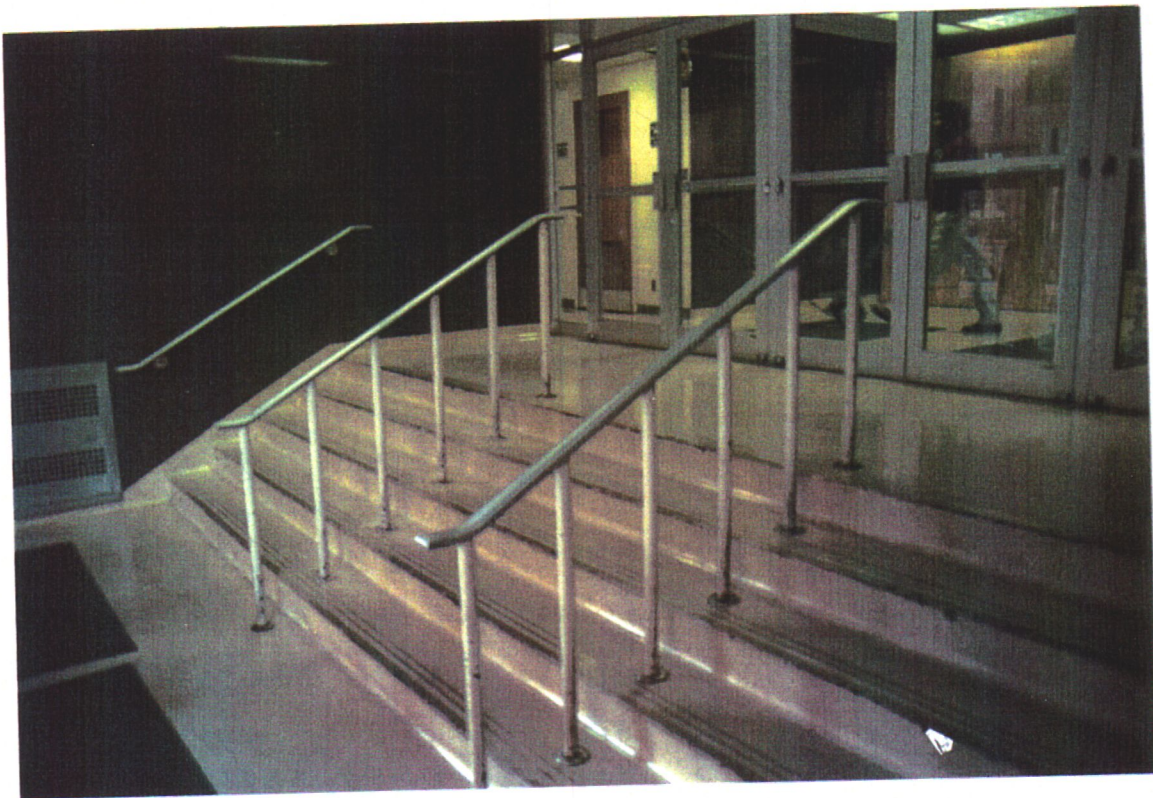
None.

BUILDING ENGINEERING REPORT

Building Name: Federal Building - 517 Gold Avenue SW
Building No.: NM0024ZZ
Location: Albuquerque, New Mexico

Number: 310.2 - Interior Finishes

Title: Public Area Remodel - First Floor Lobby and Corridors



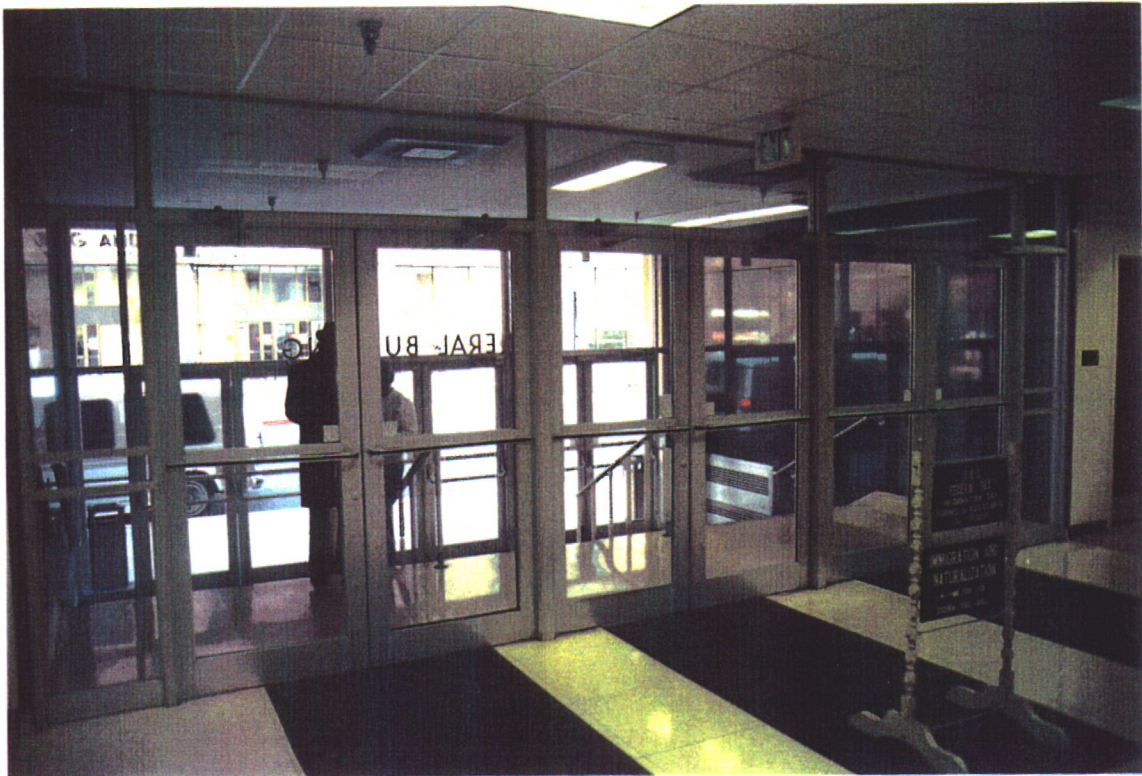
First Floor Lobby - Top Photo Looking North

BUILDING ENGINEERING REPORT

Building Name: Federal Building - 517 Gold Avenue SW
Building No.: NM0024ZZ
Location: Albuquerque, New Mexico

Number: 310.2 - Interior Finishes

Title: Public Area Remodel - First Floor Lobby and Corridors



First Floor Lobby - Bottom Photo Looking South